



**Agenda Item Number:** \_\_\_\_\_

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** September 26, 2006

**Department:** Zoning, Building, Planning **Staff Contact:** Adella Gallegos, Assoc. Program  
Env. Health Department Planner

**TITLE: CONSENT:** Special Use Permit for a Specific Use for Business Service  
(commercial stable) (CSU-60031)

### **COUNTY PLANNING COMMISSION RECOMMENDATION:**

APPROVAL

### **SUMMARY:**

At the August 2, 2006 public hearing, the County Planning Commission voted 4-0 (Commissioners Nelson, Montano and Hall excused) to approve a request for a Special Use Permit for a Specific Use for Business Service (commercial stable) on Tract 2, LD-71-478, located at 9034 4<sup>th</sup> Street NW, containing approximately four (4) acres. The decision was based on the following nine (9) Findings and subject to the following twelve (12) Conditions:

#### **Findings:**

1. This is an approval of a Special Use Permit for a Specific Use for Business Service (commercial stable) on Tract 2, LD-71-478, located at 9034 4<sup>th</sup> Street NW, zoned R-1 & C-1, containing approximately 4 acres.
2. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. This property has had a training stable operation on this site since 1972.
4. This request facilitates Policy 6.b of the Albuquerque/Bernalillo County Comprehensive Plan in that the Plan emphasizes the development of local business enterprises as well as the recruitment of outside firms.
5. This request is consistent with Resolution 116-86 in that the proposed land use is more advantageous to the community as articulated in Policy 3.c of the North Valley Area Plan in that it states the City and County shall promote commercial development and redevelopment of existing commercially-zoned property.
6. This request has substantial neighborhood support.
7. Unique conditions justifying the request exist in that the property has had stables on it.

8. This request is consistent with the health, safety, and general welfare of the residents of the County.
9. The granting of this Special Use Permit for a Specific Use for Business Service (commercial stable) (CSU-60031) supercedes the previous special use permits (CSU-97-10 and CSU-72-42).

Conditions:

1. Lighting shall be site specific. Shielded or cutoff light fixtures shall be provided so that no fugitive light crosses into adjacent lots. On-site light shall be shown on the revised site plan. Outdoor poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
2. The applicant must submit to the Office of Environmental Health proof of utility connection or valid septic tank permits. A mosquito control plan shall also be submitted for approval.
3. The applicant shall provide crusher fines or similar material for surfacing of parking areas. Spaces for use by disabled individuals shall be provided in accordance with Section 21 of the Bernalillo County Zoning Ordinance.
4. The applicant shall provide a solid fence or wall along the northern and southern property lines.
5. Signage details are required to be included on the revised site plan in accordance to the Bernalillo County Zoning Ordinance.
6. The applicant is required to provide a 30-foot apron at the site entrance off 4<sup>th</sup> Street in accordance to Bernalillo County standards.
7. The applicant shall provide an access easement from the existing drive way to the southern lot and provide a copy to the Bernalillo County Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
8. The applicant is required to provide a grading and drainage plan to the Public Works Division for review and approval prior to any additional development or building permits. A copy of the approval shall be submitted to the Bernalillo County Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
9. The applicant shall submit a Storm Water Pollution Prevention Plan to the Public Works Division for review and approval. A copy of the approval shall be submitted to the Bernalillo County Zoning, Building, Planning and Environmental Health Department and the Public Works Division.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.

11. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval by the Zoning Administrator within two months after final approval by the Board of County Commissioners.
12. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the right and privileges authorized by this Special Use Permit.

**ATTACHMENTS:**

1. County Planning Commission Notice of Decision Letter (August 4, 2006)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

## **STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval

*VERSION 4.0*